

KE



41 Malvern Park, Herne Bay, Kent, CT6 6LW

£350,000

- 3 bed semi detached family home
- Good size rear garden with side access
- Vacant possession/no onward chain
- Garage and driveway
- Desirable location in Beltinge village

41 Malvern Park, Herne Bay CT6 6LW

Located in Malvern Park, Beltinge, this delightful semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. , offering ample facilities for family living with a well designed kitchen. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern lifestyles.

One of the standout features of this property is its location in a quiet cul-de-sac, providing a serene environment while still being close to local amenities. The home also benefits from a garage and a driveway, offering parking for two vehicles, which is a significant advantage in this area.

With vacant possession and no onward chain, this property presents a rare opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer or looking to upsize, this three-bedroom semi-detached house is a fantastic option in a sought-after location. Don't miss the chance to make this lovely home your own.



Council Tax Band: C



Hallway

Double glazed front door, cupboard under stairs

Lounge/diner

23'7' x 12'3' narr 9'11'

Double glazed window to front, double glazed doors to garden

Kitchen/breakfast room

11'10' x 9'3'

Double glazed window and door to garden, ceramic sink and drainer with cupboards and draws under, integral double oven, electric hob, microwave, fridge/freezer x 2, washing machine, breakfast bar

Landing

Double glazed window to side, cupboard housing boiler

Bedroom 1

12'1' x 9'7'

Double glazed window to rear

En suite

Shower cubicle, wash hand basin, low level wc

Bedroom 2

11'3 x 9'5'

Double glazed window to front

Bedroom 3

8'8' x 7'8'

Double glazed window to front

Bathroom

Double glazed window to rear, panelled bath, pedestal wash hand basin, low level wc

Garage

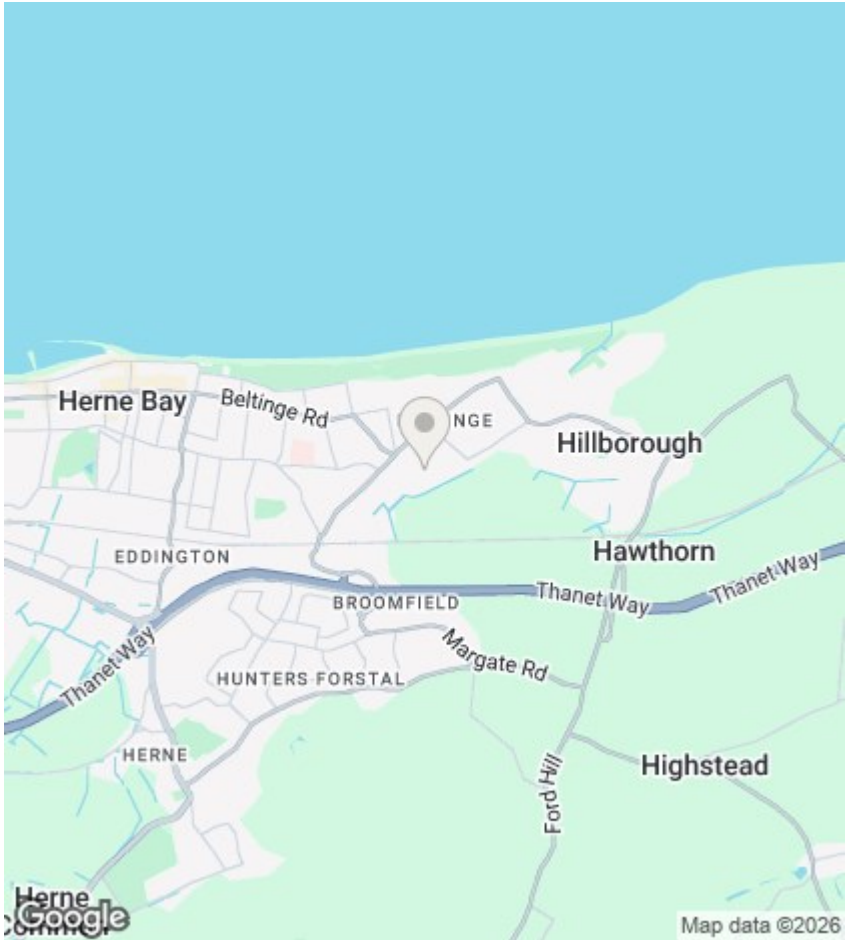
Up and over door

Front garden

Laid to lawn with block paved driveway

Rear garden

Laid to lawn, mature shrub and bushes, side access



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

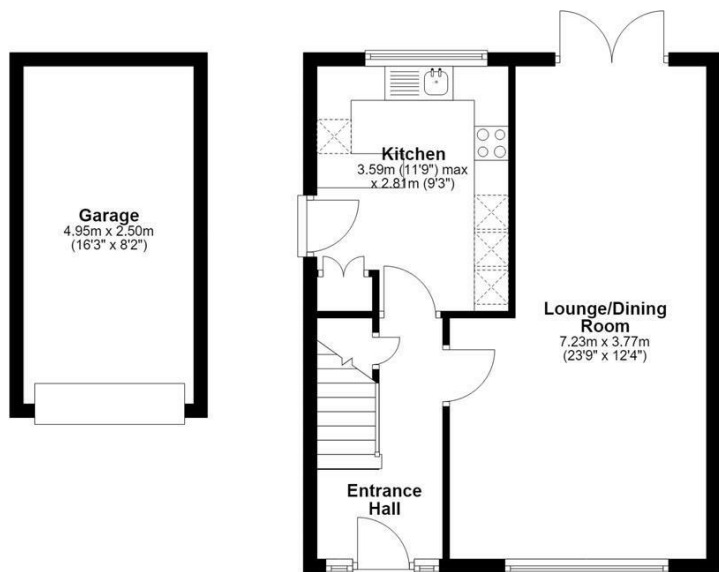
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



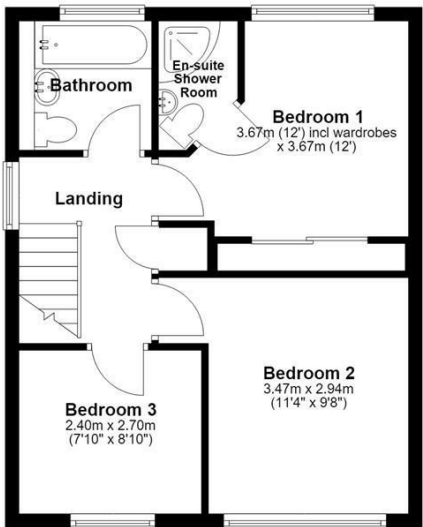
Ground Floor

Main area: approx. 41.3 sq. metres (444.5 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.4 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



Main area: Approx. 82.7 sq. metres (889.6 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.4 sq. feet)